

RENTON CITY COUNCIL  
Regular Meeting

July 9, 2001  
Monday, 7:30 p.m.

Council Chambers  
Municipal Building

MINUTES

**CALL TO ORDER**

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF  
COUNCILMEMBERS**

DAN CLAWSON, Council President; KATHY KEOLKER-WHEELER; TERRI BRIERE; KING PARKER; DON PERSSON; RANDY CORMAN; TONI NELSON.

**CITY STAFF IN  
ATTENDANCE**

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; ZANETTA FONTES, Assistant City Attorney; MARILYN PETERSEN, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; VICTORIA RUNKLE, Finance & Information Services Administrator; JIM SHEPHERD, Community Services Administrator; TINIA HARTMANN, Cultural Arts Coordinator; DEREK TODD, Assistant to the CAO; COMMANDER CURTIS SMALLING, Police Department.

**PRESS**

Wendy Giroux, *South County Journal*

**SPECIAL PRESENTATION**

Community Services: "The  
Wiz" Teen Musical  
Performance Excerpts

Jim Shepherd, Community Services Administrator and Tinia Hartmann, Cultural Arts Coordinator, announced Renton's 2001 summer teen musical, "The Wiz," will run from July 19th to August 11th at Carco Theater. Ms. Hartmann introduced performers Frankie Goode and Ally Matsumura who entertained the audience with sample numbers from the show.

**PUBLIC HEARING**

Airport: Moratorium on  
Approval of Leases &  
Subleases

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing to consider a three month extension of the moratorium on the approval of leases and subleases at the Renton Airport.

Gregg Zimmerman, Planning/Building/Public Works Administrator, explained that a six-month moratorium was declared on January 8, 2001, to allow time for the City to create a business plan for the airport. He noted that the moratorium applied to all leases, subleases, and operating permits with the exception of six which were pending. As of this date, all of those pending actions have been resolved except for one.

Mr. Zimmerman reported that no leases will expire during the three month moratorium period ending October 31, 2001. The contract for the preparation of the airport business plan with Hanson Engineers will not be completed until September or October, thus the request for the three month moratorium extension through October 31, 2001.

Correspondence was read from John A. Hutchison, Airport Compliance Program Manager, Federal Aviation Administration (FAA), 1601 Lind Ave. SW, Renton, 98055, opposing the proposed moratorium extension. Mr. Hutchison stated that the FAA will not defend the moratorium in any complaint filed under the provisions of 14 CFR Part 16. This could result in the City not being found in compliance with assurances that it has made for FAA financial grants and thereby jeopardize future federal airport funding.

Mayor Tanner stated for the record that the FAA is trying to exercise veto power on the decisions of the City Council regarding the operations of the airport, and

their only threat is the withholding of future grants to the airport. He said that grants will not be withheld since a major airplane manufacturer is located on the airport. If the FAA regional director attempts to withhold grant money because he does not agree with how the City operates the airport, Mayor Tanner indicated that he would take immediate action against the FAA. He explained that the FAA's dispersal of grant money does give them some rights to influence the City's decisions regarding the airport; however, the FAA cannot tell the City how to manage the airport or to whom the City can lease space.

Council President Clawson commented that the City has approached this issue in a cautious and reasonable manner, and agreed that the moratorium should be extended for another three months. Councilman Persson added that the Transportation (Aviation) Committee also agreed with the extension.

Public comment was invited.

There being none, it was MOVED BY PERSSON, SECONDED BY CLAWSON, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.

## ADMINISTRATIVE REPORT

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2001 and beyond. Items noted included:

- ✧ Between Monday, July 9th, through Wednesday, July 11th, the public parking along Burnett Ave. S. between S. 3rd and S. 4th Streets will be closed for repaving as part of the Downtown Transit Center project. It is intended that the parking area will be paved and striped and open for use by Thursday, July 12th.
- ✧ The East Valley Hwy./SW 43rd St. rehabilitation project will get under way this week, with work along East Valley Hwy. scheduled to begin tonight.
- ✧ The Renton Fire Marshal's July 4th Celebration Report stated that fourteen confirmed fireworks related incidents have been reported so far this season.
- ✧ *Passport to Summer Fun* begins this month. During the month of July, which is National Recreation and Park Month, pick up your passport and participate in at least five recreation adventures to qualify for prize drawings. Contact the Community Center for more information.
- ✧ Over the weekend a tree-sized limb broke off one of the two Honey Locust trees at the entrance to the golf course along the Maple Valley Hwy. These trees are of the same vintage and deterioration as other trees that were removed along the highway. The trees will be removed and replanted with a more appropriate species.

## CONSENT AGENDA

Council Minutes of July 2, 2001

Community Services:  
Downtown Parking Garage  
Project, LMN Architects

Annexation: Vuong, 13642 SE  
16th St

Items on the consent agenda are adopted by one motion which follows the listing.

Approval of Council minutes of July 2, 2001. Council concur.

Community Services Department recommended approval of an architectural agreement with LMN Architects in the amount of \$555,340 to design, bid, and supervise the construction of the Downtown Parking Garage to be located on S. 2nd St. between Burnett Ave. S. and Logan Ave. S. Refer to Finance Committee.

Economic Development, Neighborhoods and Strategic Planning Department recommended a public meeting be set on 07/23/2001 to consider the 10% Notice

of Intent to Annex for the proposed Vuong Annexation; approximately 2.25 acres located at 13642 SE 116th St. Council concur.

Human Services: 2001 Local Law Enforcement Block Grant (LLEBG) Application

Human Services Division submitted application for 2001 Local Law Enforcement Block Grant, and recommended Council set public hearing on 08/13/2001. Council concur.

Utility: Vuong Property (13642 SE 16th St) Purchase & NE 10th St/Anacortes Ave NE Storm System Improvement & Detention Pond Project, CH2M Hill

Surface Water Utility Division requested the following: approval of a purchase and sale agreement with Binh K. and Ha Tat Vuong to purchase 1.12 acres located at 13642 SE 116th St. in the amount of \$213,500 for construction of a stormwater detention pond; and approval of a consultant contract with CH2M Hill in the amount of \$122,535 for the NE 10th St./Anacortes Ave. NE Storm System Improvement and Detention Pond project. Council concur.

Airport: WorldWind Helicopters Operating Permit & Sublease

Transportation Division recommended authorization of an airport sublease from South Cove Ventures dba AeroDyne Aviation to WorldWind Helicopters, Inc. and requested approval of a five-year operating permit with WorldWind Helicopters, Inc. Refer to Transportation (Aviation) Committee.

CAG: 98-132, Logan Ave S Improvements, Gary Merlino Const Co

Transportation Systems Division submitted CAG-98-132, Logan Ave. S. Improvements; and recommended approval of the project, authorization for final pay estimate in the amount of \$976,026.51, commencement of 60-day lien period, and release of retained amount of \$49,028.69 to Gary Merlino Construction Co., Inc., contractor, if all required releases are obtained. Council concur.

At the request of Council, Planning/Building/Public Works Administrator Gregg Zimmerman provided additional information regarding items 7.c. and 7.e., the purchase and sale agreement for the Vuong property located at 13642 SE 116th St, the consultant contract for the NE 10th St./Anacortes Ave. NE Storm System Improvement and Detention Pond project, and the proposed Vuong annexation. He explained that the original design to alleviate flooding along NE 10th St. and Anacortes Ave. NE, which included an outlet to Honey Creek, required a Hydraulic Permit by the Washington State Department of Fish and Wildlife (WDFW). WDFW denied the permit because of concerns that the proposed pipe system would increase peak flow to Honey and May Creeks and adversely affect fish life.

Continuing, Mr. Zimmerman stated that an alternate design is being pursued to use a detention system to reduce peak stormwater flow and flooding which requires the purchase of 1.12 acres located at 13642 SE 116th St. for the construction of a detention pond. The purchase and sale agreement contains a clause that makes the sale contingent on the site being feasible for construction of the detention pond. Mr. Zimmerman explained that the subject property is located in unincorporated King County; therefore, a public meeting is requested to consider the 10% Notice of Intent to Annex for the proposed Vuong Annexation consisting of approximately 2.25 acres.

Responding to Council inquiry regarding funding for this project, Chief Administrative Officer Jay Covington confirmed that funds have been set aside in the 2001 Surface Water Utility Capital Improvement Program budget to address the flooding problems in this area.

MOVED BY CLAWSON, SECONDED BY PERSSON, COUNCIL

APPROVE THE CONSENT AGENDA AS PRESENTED. CARRIED.

## **CORRESPONDENCE**

Citizen Comment: Williams –  
Fireworks Ban

Electronic mail was read from Cindy Williams, 3129 SE 5th St., Renton, 98058, requesting that the use of fireworks be banned in the City of Renton. Ms. Williams questions the benefit the City derives from allowing fireworks and wonders why fireworks are still legal. Mayor Tanner commented that the use of fireworks on July 4th did not result in any significant fires, so the cost to the City this year was minimal.

MOVED BY KEOLKER-WHEELER, SECONDED BY BRIERE, COUNCIL REFER THIS CORRESPONDENCE TO THE PUBLIC SAFETY COMMITTEE. CARRIED.

## **OLD BUSINESS**

### **Planning & Development Committee**

Community Services: Lande  
Feed Building Preservation

Planning and Development Committee Chair Keolker-Wheeler presented a report regarding the preservation of the Lande Feed building. The Committee discussed with the Renton Historical Society available resources for the relocation and preservation of the Lande Feed building. The Historic Society was unable to identify any additional funding sources or options for the preservation of the building. Therefore, the Committee recommended no further action be taken on this matter. MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Development Services: One  
Valley Place Rezone, Removal  
of Restrictive Covenants (R-  
81-047)

Planning and Development Committee Chair Keolker-Wheeler presented a report regarding the removal of restrictive covenants for Valley Medical Center; covenant required for approval of One Valley Place Rezone (R-81-047). The Committee recommended concurrence with the staff recommendation to authorize the removal of restrictive covenants required as a condition of rezone of the subject property to P-1 (Public Use) in 1981. The covenants required that development of the site be limited to a Planned Unit Development subject to the Planned Unit Development regulations.

The covenants are no longer relevant to present conditions surrounding the subject site and unduly encumber the property. Therefore, the Committee recommended allowing the applicants to proceed with removing the restrictive covenants from the land title. The Committee further recommended that the Council authorize the Administration to prepare any necessary documents for executing removal of the covenants. MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Planning: Request for Zoning  
Text Amend re Boat &  
Recreational Vehicle Storage

Planning and Development Committee Chair Keolker-Wheeler presented a report regarding recreational vehicle (RV) and boat storage. The Committee met on June 7th, 25th, and July 9th, to review a property owner's request to add RV and boat storage to the list of uses allowed in the Commercial Arterial (CA) zone.

- The Committee recommended that RV and boat storage be included in a revised definition of "Vehicle Storage" replacing the definition of "Storage Lot" in Title IV, Section 4-11-190, Definitions "S", as: *"A specially designed, paved, and enclosed or partially enclosed area for parking or holding of operable motor vehicles, boats or wheeled equipment for more than seventy-two hours."*
- The Committee further recommended that "Vehicle Storage" be allowed as

an Administrative Conditional Use in the CA zone subject to Condition #207, limiting it to the Employment Area-Valley land use designation, and that Title IV, Sections 4-2-060 and 4-2-070 be amended to make this change.

- The Committee recommended that the Development Standards Table for the CA zone, Title IV, Section 4-2-120A be amended to add the following requirements: *"Fencing, berming, enclosing walls and landscaping, as determined by the reviewing official, sufficient to achieve substantial visual and acoustical screening shall be provided to screen adjacent and abutting properties, public rights-of-way and limited access easements."*

The Committee's intent in requiring the Administrative Conditional Use Permit and requirements for development standards for this use is to create adequate tools to allow substantial review of development proposals on specific sites. This review should ensure that adjacent uses are buffered, that landscaping is adequate and that any necessary conditions are imposed to make this use compatible within this zone. MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Councilwoman Keolker-Wheeler noted that these changes were a result of a citizen request by Delores T. Christianson for zoning text amendments relating to the storage of boats and recreation vehicles.

#### Comprehensive Plan: 2001 Amendments

Planning and Development Committee Chair Keolker-Wheeler presented a report regarding the 2001 Comprehensive Plan amendments. The Committee received the Planning Commission recommendations on the 2001 Annual Comprehensive Plan amendments, and after deliberation on June 7th, 25th, and July 9th, recommended adoption of these amendments as modified by the Committee and shown on a summary matrix dated July 9, 2001. The following applications were received:

- 2000-M-1 (Boeing Parking Lot)

Recommended approval of the Employment Area-Transition (Interim) Land Use designation text with the changes recommended by the Planning Commission excluding the following language from the final recommendation on Policy LU 212.32: *"Plans for each parcel with separate ownership or abutting parcels of the same ownership within the designation should be reviewed in the same process."*

- 01-M-1 (Renton Village) – withdrawn
- 01-M-2 (King of Glory Ministry – Hardie Ave. NW) – withdrawn
- 01-M-3 (Kamphaus Property – 144th Ave. SE)

Recommended continuing application until 2002 amendment review cycle.

- 01-T-2 (Capital Facilities Plan)

Recommended approval of amendments to the Capital Facilities Element as drafted.

MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

#### Transportation Committee Transportation: Stop Sign

Transportation Committee Chair Persson presented a report regarding the request for a stop sign at S. 5th St. and Williams Ave. S. On July 3, 2001, the

Request at Williams Ave S & S  
5th St

Transportation Committee met on the speeding issue and request for a stop sign on Williams Ave. S. at S. 5th St. After discussion, staff and Committee members agreed there was a speeding problem in the area. Therefore, the Committee recommended the following:

1. Traffic engineering reviews the area and develops a plan to install temporary traffic controls to slow the traffic in the area. These devices may include such items as the installation of lane lines to narrow lanes and curb bulbs made of traffic buttons.
2. Traffic engineering survey the area to ensure the area is properly signed with 25 mph speed limit signs.
3. The Police Department conduct ongoing traffic enforcement in the area on a regular basis until the speeding problem is solved.
4. This matter be held in the Transportation Committee and progress be reviewed at the October 2, 2001, Committee meeting.

MOVED BY PERSSON, SECONDED BY KEOLKER-WHEELER,  
COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Community Services**  
**Committee**

Community Services: Bike  
Usage on Skatepark

Community Services Committee Chair Nelson presented a report regarding the proposal to allow bicycles at the skatepark. The Committee concurs with the recommendation of the Community Services Department to not allow bicycles within the skatepark located at Liberty Park. MOVED BY NELSON, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Councilwoman Nelson explained that the Committee has asked Dustin Conklin, who requested that the City consider allowing bikes in the skatepark, to work with the Recreation Division to arrange a demonstration of bicycle usage in the park.

EDNSP: 2001 Neighborhood  
Administrative Grants

Community Services Committee Chair Nelson presented a report regarding final funding for 2001 Neighborhood Administrative Grants. The Committee met on July 3, 2001, to review staff's final funding recommendations for the 2001 Neighborhood Administrative Grants. The funding requests are not comparable as they all differ in neighborhood population, type of newsletters, distribution procedures and existing sources of funding. It was recommended to approve a standard of support of one dollar per household contacted per year for newsletters only. Excluded from funding are estimated costs for non-newsletter expenses such as board meetings, web sites, A-boards, neighborhood banners, etc. After review of the applications, the Committee recommended approval of the following grant applications:

Newsletters:

- Kenndale Neighborhood Association - \$1500
- Maplewood Glen Neighborhood Association - \$179
- North Renton Neighborhood Association - \$685
- Summerwind Homeowners Association - \$279

It was further recommended that the Neighborhood Administrative Grants

Program be evaluated at the end of 2001 after the fall round of funding.  
MOVED BY NELSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**Finance Committee**

EDNSP: Neighborhood  
Groups' Events Liability  
Insurance

Finance Committee Chair Parker presented a report regarding neighborhood groups' events liability insurance. The Committee was given a briefing on September 18, 2000, by the Human Resources & Risk Management Department. It was noted that the City requires organized neighborhood groups to carry liability insurance if they intend to sponsor a picnic using City-provided grant funding. The neighborhood organization may use its own insurance or may purchase insurance coverage through the City. Generally, the City will require \$1 million of general liability insurance. The City must also be named as an additional insured on the neighborhood's liability coverage. MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**ADJOURNMENT**

MOVED BY CLAWSON, SECONDED BY CORMAN, COUNCIL  
ADJOURN. CARRIED. Time: 8:29 p.m.



MARILYN J. PETERSEN, CMC, City Clerk

Recorder: Michele Neumann  
July 9, 2001